

PROPERTY AGENTS

**JP**Knight



Millar Close, Benson OX10 6LE





## Millar Close, Benson

A rare opportunity to acquire this immaculate link-detached family home set on the stylish development within walking distance of local shops and amenities. The versatile and spacious accommodation benefits a superb 22'10 kitchen/breakfast room, three further reception rooms and large utility to the ground floor. On the first floor there are four double bedrooms (bedroom 2 has the option to be divided to create a 5<sup>th</sup> bedroom), and three bathrooms. The secluded south-westerly facing rear garden is beautifully landscaped, to the front there is a large driveway with parking for several cars leading to a double garage with a stunning manicured lawned frontage.



## Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

### Accommodation

Entrance Hall: under-stair cloaks cupboard, radiator, downlighters, stairs to landing.

Cloakroom: window to front, white two-piece suite, tiled floor, radiator, downlighters.

Kitchen/Breakfast Room: 22'10 x 18'3 (L-shaped) French doors with glazed sidelights and window to rear, range of storage units with granite worktop, white Belfast sink, range cooker with induction hob and two ovens, extractor hood above, integrated fridge/freezer, two radiators, downlighters.

Utility: 10'1 x 5'9 door to rear and garage, range of storage units and worktop, integrated dishwasher, space for washing machine, boiler, stainless steel sink unit, tiled floor, downlighters.

Study: 12'8 x 10'7 window to front, radiator.







Sitting Room: 22'8 x 12'6 triple aspect with French doors to rear and glazed sidelights, coal effect gas fire with stone mantel and marble surround, two radiators.  
Dining Room: 14'3 x 10'7 French doors to rear with glazed sidelights and double doors opening to kitchen/breakfast room, wood style flooring, radiator.

Stairs to Landing: loft access, airing cupboard, downlighters, radiator.

Bedroom 1: 23'6 x 17'6 (L-shaped) double aspect, scaled ceilings, two fitted wardrobes, two radiators.  
Ensuite Shower Room: window to rear, white three-piece suite, tiling, chrome radiator, downlighters.  
Bedroom 2: 21'8 x 12'6 two windows to rear, scaled ceilings, two fitted wardrobes, fitted bookcase, two radiators.  
Bedroom 3: 12'8 x 12'4 window to front, two fitted wardrobes, radiator.

Ensuite Shower Room: window to front, white three-piece suite, tiling, chrome radiator, downlighters.  
Bedroom 4: 12'6 x 10'11 window to front, fitted wardrobe, airing cupboard, radiator.  
Bathroom: window to rear, white four-piece suite, tiling, chrome radiator, downlighters.

#### Outside

There is a pathway to the front door flanked with a well-manicured lawn interspersed with mature trees and shrubs, flower and plant borders. A block paved driveway with parking for several cars leads to a double garage. There is gated access to the rear.  
Garage: 18'3 x 17'6 Double up and over doors (one electric), power and light.  
The secluded south-westerly facing rear garden has a full width patio leading to an established lawn, well stocked flower and shrub borders and hedges with a shed and timber fence boundary.



## Directions

Leave Wallingford via the High St over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, follow this through the centre, turn left into Westfield Road and first right into Millar Close and the property can be found straight in front of you.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

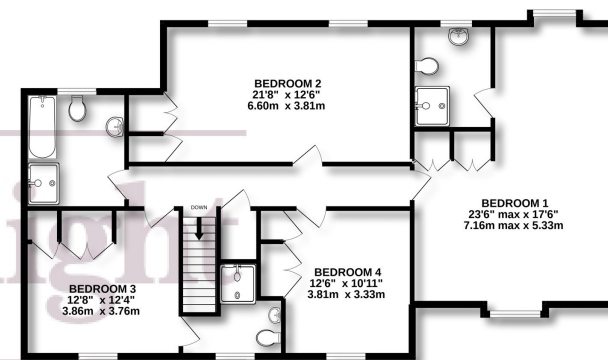
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 2442sq.ft. (226.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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